

2014 Council Study Issue

CDD 13-02 Consideration of Useable Open Space in Required Front Yards

Lead Department Community Development

Sponsor(s) Planning Commission

History 1 year ago: Deferred 2 years ago: N/A

1. Scope of the Study

a. What are the key elements of the study?

Useable open space is required for multi-family residential projects in the city. By code, landscaped areas in the required front yard cannot be counted towards useable open space. This study would review open space regulations and evaluate whether there are instances or criteria that would permit required front yard areas to be counted towards required useable open space and not be deemed a deviation from the code.

b. What precipitated this study?

Small townhouse developments have requested and been approved by the Planning Commission the ability to count the required front yard area towards the minimum useable space requirement.

c. Is this a multiple year project? No Planned Completion Year 2014

2. Fiscal Impact

a. Cost to Conduct Study

i. Level of staff effort required (opportunity cost)

Major Moderate Minor

ii. Amount of funding above current budget required- \$0

Will seek budget supplement Will seek grant funding

iii. Explanation of Cost:

b. Costs to Implement Study Results

No cost to implement.

Unknown. Study would include assessment of potential costs.

Some cost to implement. Explanation:

3. Expected participation in the process

Council-approved work plan

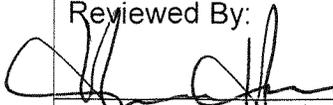
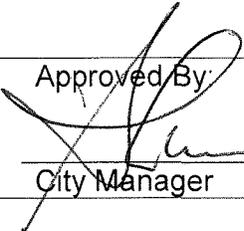
Council Study Session

Board/Commission Review by Planning Commission

4. Staff Recommendation

a. Position: Support

b. Explanation: Clarifying the open space requirements by specifically stating the conditions and situations where the front yard can be counted will streamline the review process.

Reviewed By:	Approved By:
	
Department Director	City Manager
Date	Date
10/28/13	10-30-13